

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
FEBRUARY 14, 2012
MINUTES**

Present: Paula Johnson, Chairwoman, Margaret Chapple, Charles Kraiza, Paul Lambert, Eric Lukingbeal and James Sansone. Francis Armentano, Director of Community Development.

ON A MOTION by Paul Lambert, seconded by Charles Kraiza, the Commission voted to approve the minutes of January 24, 2012. All approved. Eric Lukingbeal abstained.

Public Hearing:

The public hearing on an application seeking a Special Permit for a garage in excess of 600 square feet and within 100 feet of a street line for property located at 183 Day Street, File Z-1-12, opened at 7:05 p.m. Charles Kraiza excused himself from the public hearing. Tom Vaughan, applicant, explained that the property will be used for organic farming and that a new home and a large barn are currently under construction to the rear of the property. The application proposes a new barn containing 1,125 square feet (45 x 25) that will be placed 52 feet back from the street line. The proposed barn is a Morton building with metal siding and roof. The overhead door will be located on the backside of the building opposite the street. The east side or the front of the building will have 2 windows. Windows will also line the north and south sides of the building. Mr. Vaughan noted the barn would be partially placed in the footprint of the existing home that is scheduled for demolition. He also submitted a sample of the siding and renderings of the building. Mr. Vaughan noted the barn would be used for the storage of agricultural supplies. Gordon Longley, 189 Day Street, thanked and encouraged the town to continue sending notices to neighbors and abutters. Mr. Longley inquired about the appearance of the north side of the building, existing foundation, use of chemicals, machinery, farm stand use, and vehicles. He also commented on the type of barn and on his concern for the water and silt draining on to his property. The drainage matter appeared to be outside of the scope of this application. Chairwoman Johnson suggested that Mr. Longley address drainage concerns to Mr. Vaughan and his engineer. The public hearing closed at 7:33 p.m.

Receive Applications: There were no applications.

Old Business:

Fran noted that he spoke with the applicant for property located at 18 Candlewood Lane concerning a possible site visit for the Commission members prior to the public hearing. The Commission will visit the property February 18, 2012 and meet at the Town Hall at 9:45 a.m.

New Business: There was no new business.

Staff Reports and Correspondence:

Fran stated that it is likely that an Italian restaurant would be opening soon in the former location of the Copper Mill Bistro location at Mill Pond Drive. Also a new business will soon be opening in the former Bicycle Shop location also at Mill Pond Drive.

ON A MOTION by Eric Lukingbeal, seconded by Charles Kraiza, the Commission elected Paula Johnson Chairwoman of the Planning and Zoning Commission and elected Margaret Chapple as Vice Chairwoman of the Planning and Zoning Commission. All approved.

Commission discussion of items of interest or concern:

Chairwoman Paula Johnson reported on her recent appearance before Charter Revision Commission. Jim Sansone brought up the matter of alternate members. The Planning and Zoning Commission members reassessed the idea of having “alternate” members. Based on this discussion the Commission agreed to ask that the Charter Revision Commission consider a revision to the Charter which would allow for two “alternate” members to the Planning and Zoning Commission. The Commission proposes that the two “alternate” Commission members be appointed by the Board of Selectman to serve for 3 years and re-appointed at the discretion of the Board of Selectmen. Rules outlining the protocol whereby “alternate” members will replace elected members could be established by the Planning and Zoning Commission. It was thought that by having “alternate” members available for the Commission, an applicant may be afforded a greater number of possible votes in the unusual situation where a number of elected members need to abstain from a particular matter and/or when elected members are not available to attend a meeting. Having “alternate” members might also serve as a training program for those who might seek to become elected members of the Planning and Zoning Commission in the future. Chairwoman Johnson will send a letter to the Charter Revision Committee expressing this view.

ON A MOTION by James Sansone, seconded by Paul Lambert, the Commission voted to approve an application seeking Special Permit for a garage in excess of 600 square feet and within 100 feet of a street line for property located at 183 Day Street, File Z-1-12, with the following condition:

The Town Engineer will review the site layout of the building for any drainage concerns.

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All approved. Eric Lukingbeal and Charles Kraiza abstained from the vote.

James Sansone dismisses himself from the visitation of 18 Candlewood Lane scheduled for February 17, 2012.

With sorrow the Commission notes that Bruce (Bud) Murtha, Chairman of the Granby Development Commission passed away on February 6, 2012. In addition to his wide range of volunteer services to the Town of Granby, Bud Murtha served on a number of Planning and Zoning Commission subcommittees. Bud served on the committee to write and re-write the 1993 and 2005 Plans of Conservation and Development. He served on the Agriculture Subcommittee, the Committee to study and write the Economic Development Zone and the Committee on Flexible Residential Development. As Chairman of the Development Commission, Mr. Murtha spearheaded the T1 zone to encourage creative development in the southern area of Town. He also headed up the effort to re-zone the Granby Town Center to a mixed-use district that will serve the Town well into the future. Bud often attended the meetings of the Planning and Zoning Commission to actively support important projects. His comments were always helpful and the Commission members respected him for his knowledge and for his great commitment to the Town of Granby. Bud will be greatly missed by all who knew him.

The meeting adjourned at 7:48 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary